



Amherstburg Committee of Adjustment

February 5, 2025

A/47/24- 1641 Park Ave.

Purpose of Application A/47/24

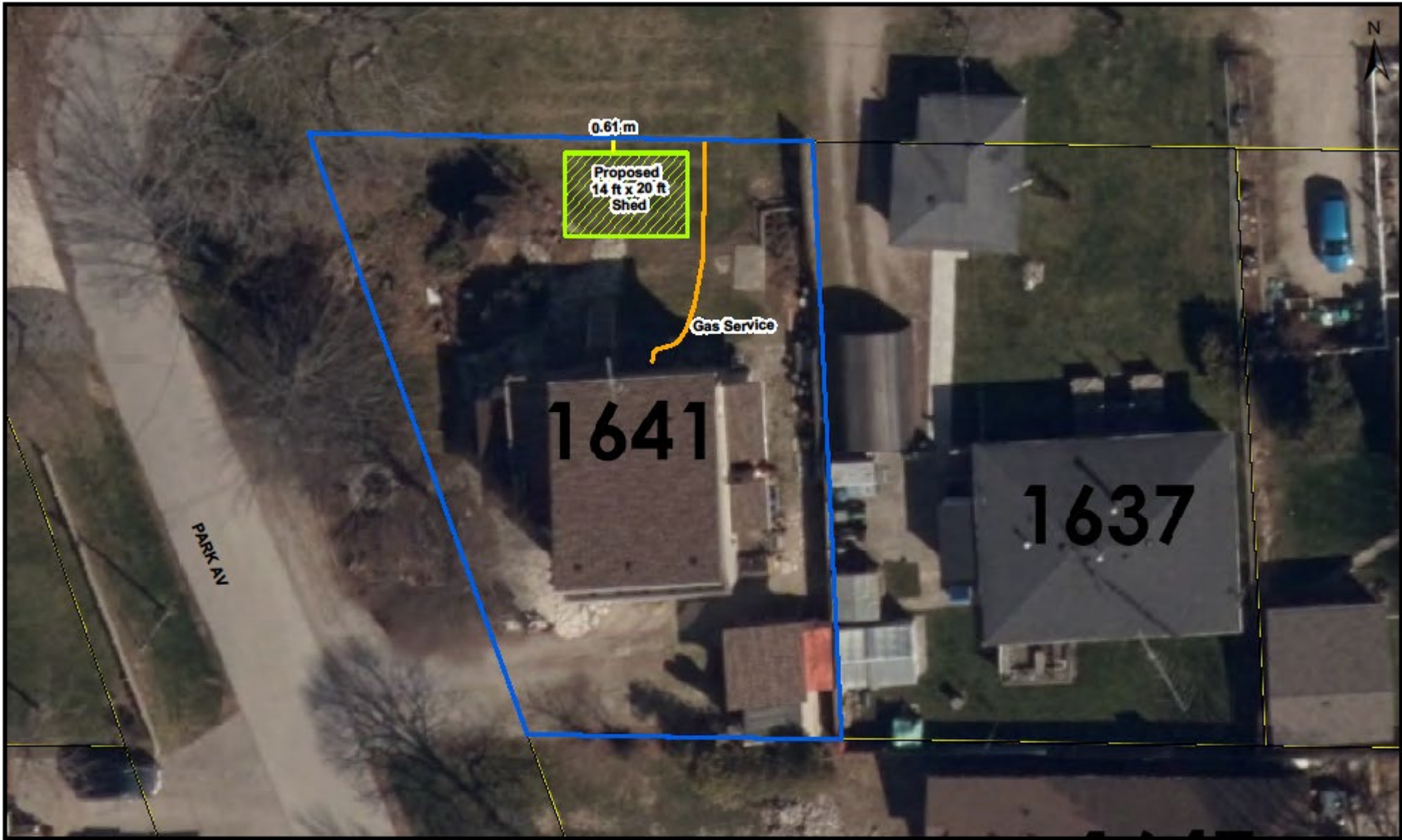
The applicant is requesting relief from Zoning By-law 1999-52, as amended, Section 6(3)(e) which requires a minimum exterior side yard of 7.5 m in a Residential Type 1A (R1A) Zone.

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) in the Town's Zoning By-Law.

The applicant is proposing the construction of a 14 ft x 20 ft, 280 sq ft, accessory structure to contain personal storage with a 0.61 m exterior side yard setback. There is an existing gazebo on the property with an exterior side yard setback of 3 m. The proposed accessory structure could be constructed in line with the gazebo but due to the location of the gas service to the home the only location that is possible for the proposed accessory structure is 0.61 m from the north property line.

Therefore, the amount of relief requested is 6.89 m in exterior side yard setback.





Sketch

Policy Review

The subject property is designated Low Density Residential in the Town's Official Plan and zoned Residential Type 1A (R1A) in the Town's Zoning By-Law.

A policy review of the application has been completed by the Planning department considering the following;

- Planning Act, R.S.O. 1990
- Town Official Plan
- Town Zoning By-law 1999-52, as amended



Recommendation

That subject to Committee consideration of written and oral comments received at the meeting, it is recommended that Application A/47/24 be approved to grant relief of 6.89 m in exterior side yard setback for a 14 ft x 20 ft, 280 sq ft, accessory structure to contain personal storage to have a 0.61 m setback from the north property line subject to the recommended conditions:

1. That the proposed accessory structure shall not contain windows on the north wall of the structure.
2. That a grade design be approved and implemented to the satisfaction of the municipality.

